

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**  
(Maine Statutory Short Form)

43-70

THERESA SHINAY of Waterville, Maine, whose mailing address is Unit 215, Park Residence, West River Road, Waterville, Maine 04901 (the "Grantor"), being widowed, for consideration paid, GRANTS to FRANK R. DONATO and JENNIFER J. DONATO of Waterville, Maine, whose mailing address is 100 Summer Street, Waterville, Maine 04074 (the "Grantees"), with WARRANTY COVENANTS, as joint tenants and not as tenants in common, a certain lot or parcel of land, with the buildings and improvements thereon, situated on Violette Avenue, Waterville, Kennebec County, Maine, more particularly described as follows:

A certain lot or parcel of land situate in said Waterville and being Lot Seventy-Six (76) on Plan of Rosemar Park as amended, made for L. N. Violette Co., Inc., April, 1951, and recorded in the Kennebec Registry of Deeds in Plan Book 17, Pages 86 and 87, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann et al by deed of December 11, 1946, recorded in said Registry of Deeds, Book 865, Page 131.

This conveyance is made upon the express conditions and subject to the following restrictions which apply to each lot:

- (1) That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary lines;
- (2) That no residence for more than two families will be built thereon;
- (3) That no trade or business will be carried on thereon;
- (4) That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage of any kind;
- (5) That no separate garage shall be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;
- (6) That no dwelling-house costing less than six thousand dollars (\$6,000.00) shall be built thereon.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor and Paul A. Shinay as joint tenants by deed of Basil C. Hanscom and Evelyn H. Hanscom dated November 5, 1954 and recorded in said Registry of Deeds in Book 982, Page 47.

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The said Paul A. Shinay died on January 11, 2000, a resident of Waterville, Maine, reference being made to Kennebec County Probate Court Docket No. 2000-90, leaving the Grantor as surviving joint tenant.

IN WITNESS WHEREOF, I, the said THERESA SHINAY, have hereunto set my hand and seal this 30<sup>th</sup> day of June, 2004.

WITNESS:

William P. Dubord

Theresa Shinay by Richard A. Shinay  
Theresa Shinay by Richard A. Shinay  
under Limited Power of Attorney  
dated May 21, 2004 and to be  
recorded in the Kennebec County  
Registry of Deeds herewith.

STATE OF MAINE  
COUNTY OF KENNEBEC, ss.

June 30, 2004

Personally appeared the above-named Richard A. Shinay acting on behalf of said Theresa Shinay pursuant to said Limited Power of Attorney and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Theresa Shinay.

Before me,



William P. Dubord  
Notary Public/Attorney at Law

WILLIAM P. DUBORD  
Attorney At Law  
Notary Public

Type or print name My Commission Expires 6/26/2008

Received Kennebec SS.  
07/02/2004 8:38AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS